

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of February, 2007, by and between Dan Mahoney and Alan Harris, parties of the first part, and Janet ~~Dantzler~~, unmarried woman party of the second part, Dantzler,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Horn Lake**, County of **Shelby**, State of **Mississippi**.

Lot 159, Section C, Twin Lakes Subdivision, located in Section 6, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 8, Pages 41-43, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor(s) herein as shown in Substitute Trustee's Deed of record in Book 536, Page 394 in said Chancery Clerk's Office.

Parcel #: 2083-06030-00159.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:


Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

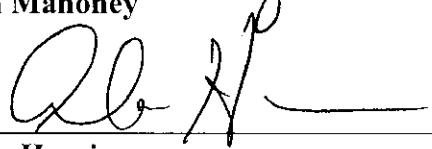
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Bayman

WITNESS the signature of the party of the first part the day and year first above written.



Dan Mahoney

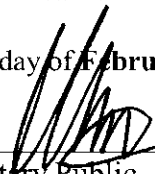


Alan Harris

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dan Mahoney and Alan Harris** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **23rd** day of **February**, 2007.



Notary Public

My commission expires: _____



My Comm. Exp. 01-18-09

Property address: **5740 Cherokee Drive**
Horn Lake, Mississippi 38637

Grantor's address **2706 McVay Road**
Memphis, Tennessee 38119

Phone No.: **(901) 281-2896**
 Phone No.: **N/A**

Grantee's address **5740 Cherokee Drive**
Horn Lake, Mississippi 38637

Phone No.: **901-560-1446**
 Phone No.: **N/A**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Decision One Mortgage Company, LLC
6115 Park South Dr. Ste. 200
Charlotte, NC 28210

This instrument prepared by:
Southern Trust Title Company

6465 Quail Hollow, Suite #401
Memphis, TN 38120
(901) 751-7955

File No.: **01230701**

Return to:

Prepared by:
RECORD AND RETURN TO:
Baymark Title and Escrow Svcs., LLC
1355 Lynnfield Road, Suite 193
Memphis, TN 38119

DTTN0049

(FOR RECORDING DATA ONLY)

(901) 763-2123